

**TOWN OF CAIRO PLANNING BOARD**

**PO Box 728, Cairo, NY 12413**

**Chairman-Joseph Hasenkopf**

**Email:** [**planning@townofcairo.com**](mailto:planning@townofcairo.com)

**Meeting minutes**

**March 07, 2024**

**The Planning Board meeting was held in the cafeteria of Cairo Elementary.**

**Members Present:** Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks, and Richard Lorenz (Alternate)

**Pledge of Allegiance.**

**Approval of February 01, 2024, Meeting Minutes.** Beth made a motion to approve the minutes as written, Kevin seconded, all in favor.

**Public Hearings:**

1. **2024-0203P Living Stone/Django Houston 95 Fox Fire Rd. SUP Tax(135.00-2-42)**

Applicant wishes to add a 12’X16’ service shed with attached roof for additional covered area. Will be primarily used for bussing and garbage storage.

No comments were made by the public.

1. **2024-0201P Prabhuji Sev, LLC 332 Rt. 31 SUP tax(117.00-2-43)**

Applicants wish to change use from private residence to religious organization.

Once a week 8-12 volunteers pre-pack food boxes for Prabhuji Food Distribution Program in the property driveway.

Property owners presented their project.

Questions from public:

1. Where is it located? Location given.
2. How will that affect tax assessment? They will come off tax records.
3. How much property do you own in Cairo? 47 acres plus this property which is less than 2 acres.
4. How can we prevent this from coming off the tax roll? Applicants explained that their contribution to the community is different than tax revenue. They feed 100+ families per month.
5. Do you have records of how many people you feed? Last year they collected over 300,000 lbs of food, feeding 14,079 people.
6. Will it still be a residence? No.
7. **2024-0202P Christensen Tiny Home 1094 Mountain Ave. SUP Tax(100.00-5-46)**

Applicant wishes to rent out single bedroom, tiny style home on existing property.

Property currently contains a residential use, 3-bedroom apartment unit.

Henry J presented the project.

Questions from public:

1. Will there be more garbage containers? The engineer will inquire with the owner.
2. How big is the property? The property was previously two 0.97 lots, now combined to one.

**BUSINESS**

1. **2024-0203P Living Stone/Django Houston 95 Foxfire Rd. SUP Tax(135.00-2-42)**

Applicant wishes to build 12’X16’ shed with extended roof at existing entertainment/wedding venue.

Shed will be used primarily for bussing and garbage storage.

a. Application fee paid.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA negative.

Allen made a motion to close the public hearing, seconded by Kevin, all in favor.

Kevin made a motion to approve the project, seconded by Beth, all in favor.

1. **2024-0201P Prabhuji Sev, LLC 332 Rt. 31 SUP tax(117.00-2-43)**

Applicants wish to change use from private residence to religious organization.

Once a week 8-12 volunteers pre-pack food boxes for Prabhuji Food Distribution Program in the property driveway.

a. Application fee paid.

b. Site plan received.

c. Special Use Application received.

d. Zoning officer letter received.

e. SEQRA negative.

Kevin made a motion to close the public hearing, seconded by Beth, all in favor.

Beth made a motion to approve the project, seconded by Allen, all in favor.

1. **20****24-0202P Christensen Tiny Home 1094 Mountain Ave. SUP Tax(100.00-5-46)**

Applicant wishes to rent out single bedroom, tiny style home on existing property.

a. Application fee paid.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA negative.

Allen made a motion to close the public hearing, seconded by Kevin, all in favor.

Allen made a motion to approve the project, seconded by Beth, all in favor.

**NEW BUSINESS**

1. **2024-0301P AJ Signs/Family Dollar 388 Main Street SUP Tax(101.10-2-3)**

Applicants (retail store) wish to replace existing wall sign with new wall sign.

a. Application fee paid.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA negative.

AJ signs presented the sign change to the board.

Kevin made a motion to waive a public hearing, seconded by Allen, all in favor.

Allen made a motion to approve the project, seconded by Kevin, all in favor.

1. **2024-0302P Sophia Pambianchi 9 Alpine Dr. SUP Tax(135.02-1-24)**

Applicant proposes operating 1 spa unit, in one dwelling.

The business will service clients with facials and skincare.

a. Application fee due.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA.

Public hearing scheduled for April.

1. **2024-0303P Tomasovic/Linda Holding Corp. 348 Floyd Hawver Rd. SUB Tax(135.00-2-26.2)**

Applicants request a lot-line adjustment to resolve existing encroachment.

Parcel A. to convey +/- 0.4 acre to parcel B.

No new lots are being proposed.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit Application received.

d. Zoning officer letter received.

e. SEQRA negative.

Public hearing scheduled for April.

1. **2024 Thomas Kerrigan would like to address the board about an upcoming proposal/application.**

Engineer presented preliminary information regarding potential dispensary.

**Public Hearing**

1. **2022-1101P Blackhead Mountain Lodge 54, 64 &74 Crows Nest Rd. & 153 Bald Hills Rd. N. SUP Tax(116.00-1-24, 25 & 116.16-1-1)**

Applicants propose a redevelopment of the existing Blackhead Mountain Lodge for purposes of an expanded tourist resort and spa/hotel.

**Business**

1. **2022-1101P Blackhead Mountain Lodge 54, 64 &74 Crows Nest Rd. & 153 Bald Hills Rd. N. SUP Tax(116.00-1-24, 25 & 116.16-1-1)**

a. Application fee paid.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA: Planning Board has passed a resolution stating their intent to declare Planning Board Lead Agency.

Resolution presented by Allen, seconded by Ed, all in favor.

f. An independent engineer has been appointed by the Planning Board.

The public hearing remains open as the review continues.

Respectfully submitted,

Donna Vollmer